

GLANCE ASSOCIATES, INC.
ARCHITECTURE + PLANNING

February 14, 2005

David C. Hook, Attorney at Law
Hook & Hook
189 West High Street
Waynesburg, PA 15370

RE: Brendel House and Related Buildings
aka Ernest Thralls House and Apple House
124 Forney Hollow Road
Spraggs, PA 15362
Detailed Cost Estimate

Pn04-117

Dear Mr. Hook:

The following is my Expert Report concerning the construction costs to return the Brendel house, and all of the related building damaged by the underground mining, to their original condition prior to this occurrence.

I am a practicing architect with more than 30 years of experience in the design of new buildings, renovation of existing buildings, restoration of historic buildings and forensic architecture throughout Western Pennsylvania. All of our projects require a cost estimate. Therefore I have extensive experience in providing cost estimates as it relates to historic buildings. The findings, opinions and conclusions in this report are based upon the following:

1. Conducted numerous site visits to become generally familiar with the interior and exterior conditions of the buildings.
2. Used a ladder to better evaluate the conditions at the higher elevations of the Brendel residence.
3. Secured contractors, who were experts in their trades, to accompany me during my site visits.
4. Took extensive photographs of the interior and exterior conditions of all of the structures.
5. Reviewed the cost estimate prepared by fci Associates (100 Sixth Street Monongahela, PA) for the Apple House and the Ernest Thralls House.
6. Reviewed the Outline Specifications and drawings prepared by LDA Architect (Pittsburgh, PA, July 2004).
7. Reviewed the preliminary structural drawings prepared by Taylor Structural Engineers (Pittsburgh, PA, July 9, 2004).

8. As provided by the current owners, reviewed the original elevation and perspective drawings as prepared by Ernest Thralls (circa 1939).
9. Commissioned Mid-Atlantic Environmental Consultants (Glenshaw, PA) to conduct a detailed hazardous material test of the Brendel residence.
10. Engaged Belfor Property Restoration (Cuddy, PA) to provide a detailed cost estimate to abate the hazardous materials identified by Mid-Atlantic Environmental Consultants report.
11. To more accurately determine construction costs, several contractors and suppliers were requested to review the work items identified in the attached Construction Cost Estimate Report.
12. To more accurately determine construction costs, our cost estimate database, which has been developed over the past 20 years with cost histories of similar restoration projects, was used.
13. Reviewed the 77 photographs taken by Roy Brendel at the time of the undermining showing the resulting damage to their house.
14. Reviewed the National Register of Historic Places Registration Form prepared by Clinton Piper, October 1998.

The following assumptions were made in the preparation of the attached Construction Cost Estimate Report.

1. Given the magnitude of the restoration work, the occupants of both residential structures will be required to move to another residence for the entire duration of the work.
2. This temporary residence will be similar in size, type and general location as their current residence.
3. Furnishings will be moved to a safe and secure commercial storage building and will remain at that location until the renovation has been completed.
4. The project duration is 12 months for the Brendel residence.
5. The project duration is 8 months for the Apple house.
6. All of the workers will be paid Prevailing Wages plus the following "burden of labor" costs:
 - A. Average Prevailing Wage rate for the type of work to be conducted is \$35.00
 - B. Average "burden of labor" rate for the type of work to be conducted is as follows:
 1. FICA 7.65%
 2. SUTA 10.26%
 3. FUTA .8%
 4. WORKMAN'S COMP. 8.85%
 5. GENERAL LIABILITY 2.75%
 6. UMBRELLA INSURANCE 2.75%
 7. TOTAL 33.06% X \$35.00 = \$11.57
 - C. TOTAL HOURLY RATE (\$35.00 + \$11.57) \$46.57

7. The hourly rate used in the Report is an average of the type of skilled tradesmen and labors including benefits.
8. The cost of materials includes sales tax, delivery and storage, if required, onsite.
9. Damage may exist which is presently obscured by vegetation or temporary structural bracing. Therefore the cost to repair this damage, should any exist, is not included in the Report.
10. Additional damage will likely occur as the structures are jacked into their original position and leveled. The cost to repair this damage is not included in this Report.

The following is a summary of our cost estimate for each of the structures:

1. Brendel residence:	\$915,524.78
2. Apple residence	117,016.23
3. Chicken house	16,690.62
4. Horse barn	31,842.50
5. Sheep shed	25,512.26
6. Pig pen	13,926.66
7. Log house	18,434.20
8. Car barn	28,643.56
9. Storage shed	14,071.20
10. Overhead and profit	<u>236,332.40</u>
11. TOTAL	\$1,417,994.41

Please feel free to contact me should you have any question.

Sincerely,



A. Richard Glance, AIA AICP
President

BRIAR HILL RESIDENCE

R.D. #1, BOX 135
 FORNEY HOLLOW ROAD
 SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION POST ESTIMATE

February, 2005

GLANCE ASSOCIATES INC.
 94 PILGRIM ROAD
 PITTSBURGH, PA 15106

WORK ITEM - GLANCE & ASSOCIATES	QUANT.	UNITS	UNIT COST	ESTIMATED COST
SITE MOBILIZATION & PA ONE CALL				
INSURANCE, PERF. & PMT. BONDS & PERMITS		1 LUMP	\$1,150.00	\$1,150.00
PROJECT SUPERVISION 160 HR. X \$35		1 LUMP	\$10,000.00	\$10,000.00
GEOTECH SERVICES FOR SOIL BEARING		12 MONTH	\$5,600.00	\$67,200.00
SITE OFFICE, PHONE, FAX		1 LUMP	\$32,000.00	\$32,000.00
SITE STORAGE TRAILER		12 MONTH	\$1,000.00	\$12,000.00
PORTA-JOHN		12 MONTH	\$400.00	\$4,800.00
DUMPSTER		12 MONTH	\$85.00	\$1,020.00
TEMPORARY UTILITIES - WATER & ELECTRIC		12 MONTH	\$350.00	\$4,200.00
TEMPORARY HEAT		12 MONTH	\$300.00	\$3,600.00
SITE PROTECTION (SAFETY FENCING)		6 MONTH	\$500.00	\$3,000.00
ENVIRONMENTAL ABATEMENT PER BELFORE		1 LUMP	\$1,500.00	\$1,500.00
		1 LUMP	\$45,930.00	\$45,930.00

BREITVEL RESIDENCE

R.D. BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION POST ESTIMATE

February, 2005

GLANCE ASSOCIATES, INC.

94 PILGRIM ROAD

PITTSBURGH, PA 15106

MOVE FURNISHINGS TO STORAGE	1 LUMP	\$4,500.00	\$4,500.00
TEMPORARY STORAGE OF HOUSE FURNISHINGS	12 MONTH	\$600.00	\$7,200.00
TEMPORARY HOUSING FOR OCCUPANTS	12 MONTH	\$1,250.00	\$15,000.00
UTILITIES AT TEMPORARY HOUSING	12 MONTH	\$300.00	\$3,600.00
MOVE FURNISHINGS FROM STORAGE TO HOUSE	1 LUMP	\$4,500.00	\$4,500.00
DOCUMENT & REMOVE OR PROTECT HISTORIC FABRIC	1 LUMP	\$20,000.00	\$20,000.00
FENCE REPAIR LABOR	64 MAN HOURS	\$46.57	\$2,980.48
FENCE REPAIR MATERIALS	1 LUMP	\$2,000.00	\$2,000.00
DEMOLITION AND SALVAGE STONE PORCHES	172 MAN HOURS	\$46.57	\$8,010.04
REMOVE TREES AND SHRUBS ADJACENT TO HOUSE	1 LUMP	\$3,500.00	\$3,500.00
REPLACE PLANTING ADJACENT TO HOUSE	1120 SQ. FT.	\$6.00	\$6,720.00
EXCAVATE/BACKFILL FOUNDATION	700 CU. YDS.	\$37.50	\$26,250.00

BRE EL RESIDENCE

R.D. 1, BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTIO

February, 2005

GLANCE ASSOCIAT

INC.

94 PILGRIM ROAD

PITTSBURGH, PA 15106

GRAVEL BACKFILL	100 CU. YDS.	\$12.00	\$1,200.00
REMOVE WATER FROM FOUNDATION	60 DAYS	\$82.00	\$4,920.00
PREPARE AND DAMPPROOF FOUNDATION			
	2500 SQ.FT.	\$5.00	\$12,500.00
SITE GRADING & SEEDING	8400 SQ.FT.	\$0.75	\$6,300.00
REPAIR SWIMMING POOL	1 LUMP	\$26,875.00	\$26,875.00
REPLACE DRIVEWAY	2500 SQ.FT.	\$3.30	\$8,250.00
RESTORE DECORATIVE IRON RAILINGS			
	88 MAN HRS.	\$46.57	\$4,098.16
REBUILD REAR PATIO & STEPS	480 MAN HRS.	\$46.57	\$22,353.60
REBUILD FRONT STONE STEPS	96 MAN HRS.	\$46.57	\$4,470.72
REBUILD KITCHEN PORCH & STEPS	172 MAN HRS.	\$46.57	\$8,010.04
REBUILD RETAINING WALL AT KITCHEN PORCH			
	216 MAN HRS.	\$46.57	\$10,059.12
REPLACE PATIO WISHING WELL	80 MAN HRS.	\$46.57	\$3,725.60
MASONRY REPAIR MATERIALS	1 LUMP	\$2,500.00	\$2,500.00
SCAFFOLDING FOR EXTERIOR WORK - INSTALL & REMOVE, 1 MONTH			
	1 MONTH	\$25,000.00	\$25,000.00

BRE EL RESIDENCE

R.D. 1, BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION COST ESTIMATE

February, 2005

GLANCE ASSOCIATES, INC.

94 PILGRIM ROAD

PITTSBURGH, PA 15106

SCAFFOLDING FOR EXTERIOR WORK - EACH ADDITIONAL MONTH		3 MONTH		\$2,500.00	\$7,500.00
REPAIR CHIMNEY		96 MAN HRS.		\$45.00	\$4,320.00
NEW FOOTING DRAINS		300 LIN. FT.		\$20.00	\$6,000.00
REPLACE ROOF FLASHING		80 MAN HRS.		\$46.57	\$3,725.60
REPLACE SHINGLE ROOF		22 Square		\$285.00	\$6,270.00
RESTORE CLAY TILE ROOF		235 SQ. FT.		\$16.00	\$3,760.00
ROOF DECKING & FRAMING REPAIRS		2370 SQ. FT.		\$7.50	\$17,775.00
REPLACE FLAT ROOFS		200 SQ. FT.		\$17.50	\$3,500.00
REPAIR GUTTERS & DOWNSPOUTS		160 LIN. FT.		\$15.00	\$2,400.00
REPAIR STONE VENEER ON HOUSE		192 MAN HRS.		\$46.57	\$8,941.44
RESTORE/REPLACE EXT. STUCCO		180 MAN HRS.		\$46.57	\$8,382.60
STONE & STUCCO MATERIALS		1 LUMP		\$3,500.00	\$3,500.00
PAINT EXTERIOR - LABOR		200 MAN HOURS		\$46.57	\$9,314.00
PAINT EXTERIOR - MATERIALS		1 LUMP		\$800.00	\$800.00
REPLACE BASEMENT WINDOWS		3 EACH		\$625.00	\$1,875.00
					\$0.00
REMOVE, RESET, PAINT, ALL WINDOWS		29 EACH		\$525.00	\$15,225.00

BRE EL RESIDENCE

R.D. 1, BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTIO POST ESTIMATE

February, 2005

GLANCE ASSOCIAT INC.

94 PILGRIM ROAD

PITTSBURGH, PA 15106

TEMPORARY ENCLOSURE WINDOWS & DOORS					
	40 EACH			\$120.00	\$4,800.00
REPLACE STEEL CASEMENT WINDOWS					
	1 EACH			\$850.00	\$850.00
RESET SUNROOM & SECOND FL. PORCH SPECIALTY WINDOWS					
	80 MAN HRS.			\$46.57	\$3,725.60
REGLAZE BROKEN WINDOWS					
	11 EACH			\$55.00	\$605.00
RESET STAINED GLASS WINDOWS & TRIM					
	32 MAN HOURS			\$46.57	\$1,490.24
REGROUT 904 GLASS BLOCKS					
	200 MAN HOURS			\$46.57	\$9,314.00
REPLACE GLASS BLOCK WINDOWS					
	13 EACH			\$250.00	\$3,250.00
REPAIR JALOUSIE WINDOWS - SECOND FL. PORCH					
	24 MAN HRS.			\$46.57	\$1,117.68
REPAIR JALOUSIE STORM DOOR - SECOND FL. PORCH					
	8 MAN HRS.			\$46.57	\$372.56
RECAULK WINDOWS					
	29 EACH			\$60.00	\$1,740.00
REPLACE DOME SKYLIGHT					
	1 EACH, INSTALLED			\$600.00	\$600.00
NEW GARAGE DOORS & OPENERS					
	2 EACH			\$1,250.00	\$2,500.00
TEMPORARY CABLE TIES					
	62 EACH			\$750.00	\$46,500.00
REPLACE FOOTING					
	418 LIN. FT.			\$85.00	\$35,530.00

BRE EL RESIDENCE

R.D. 1, BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION POST ESTIMATE

February, 2005

GLANCE ASSOCIATES INC.

94 PILGRIM ROAD

PITTSBURGH, PA 15106

REINFORCE FOOTING (GRIP-TITE)		EACH		\$1,377.36	\$0.00
FOUNDATION WALL REPAIRS	280	LIN. FT.		\$85.00	\$23,800.00
JACK & LEVEL HOUSE	42	JACKS		\$850.00	\$35,700.00
	0			\$0.00	\$0.00
REMOVE/RESET MECH. EQUIP.	80	MAN HOURS		\$46.57	\$3,725.60
REPLACE CONC. FL. SLAB, BASEMENT	1648	SQ.FT.		\$7.50	\$12,360.00
REPLACE FIBER CEILING PANELS	19	EACH		\$100.00	\$1,900.00
REFIT FIBER CEILING TILE, PRIME, PAINT, 3 ROOMS	1575	SQ.FT.		\$2.00	\$3,150.00
REPLACE SUSPENDED CEILING TILE & GRID	309	SQ.FT.		\$2.00	\$618.00
REFIT COVE MOLDING, PAINT	350	LIN.FT.		\$3.50	\$1,225.00
REPAIR BASEMENT STAIR	10	EACH		\$45.00	\$450.00
REPAIR FRONT STAIR	10	MAN HOURS		\$46.57	\$465.70
					\$0.00
REMOVE/RESET DOORS & FRAMES	36	EACH		\$250.00	\$9,000.00
PLASTER REPAIR	80	MAN HOURS		\$46.57	\$3,725.60
INTERIOR WALL PATCH & PAINT	120	MAN HOURS		\$46.57	\$5,588.40

BRE: 31 RESIDENCE

R.D. 1, BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION COST ESTIMATE

February, 2005

GLANCE ASSOCIATES, INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

REMOVE, RESET, PAINT BASEBOARDS	550 LIN.FT.		\$3.50	\$1,925.00
INTERIOR PAINT - MATERIALS	1 LUMP		\$1,200.00	\$1,200.00
INTERIOR TRIM REPAIR & PAINT	64 LIN.FT.		\$35.00	\$2,240.00
REPAIR WINDOW SILLS	8 EACH		\$150.00	\$1,200.00
RESET & PAINT FIBER WALL PANELING	40 MAN HOURS		\$46.57	\$1,862.80
REPRODUCE FIBER WALL PANELING	4 EACH		\$150.00	\$600.00
REPLACE SUNROOM PANELING	64 SQ.FT.		\$6.50	\$416.00
WALLPAPER REPAIR/REPLACE	16 MAN HOURS		\$46.57	\$745.12
REGROUT CERAMIC FLOOR TILE	673 SQ.FT.		\$5.00	\$3,365.00
REPAIR CERAMIC FLOOR TILE, BREAKFAST ROOM	49 PIECES		\$75.00	\$3,675.00
REPLACE BROKEN CERAMIC TILE, BREAKFAST ROOM	51 PIECES		\$125.00	\$6,375.00
REPAIR HISTORIC CERAMIC TILE	34 PIECES		\$95.00	\$3,230.00
REPLACE HISTORIC CERAMIC TILE	10 PIECES		\$250.00	\$2,500.00
WOOD FLOORS CLEAN & WAX	1138 SQ.FT.		\$1.50	\$1,707.00
SUBFLOOR REPAIRS	1 LUMP		\$1,500.00	\$1,500.00
REPLACE VINYL FLOORING	158 SQ.FT.		\$6.40	\$1,011.20

BREITL RESIDENCE

R.D. 1, BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION COST ESTIMATE

February, 2005

GLANCE ASSOCIATES, INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

RESET, CLEAN & DEODORIZE CARPET	48 MAN HOURS	\$46.57	\$2,235.36
RESET LIGHT FIXTURES	12 MAN HOURS	\$46.57	\$558.84
REMOVE/RESET KITCHEN EQUIPMENT & FIXTURES	80 MAN HOURS	\$46.57	\$3,725.60
			\$0.00
RESET PLATE GLASS MIRROR	8 MAN HOURS	\$46.57	\$372.56
REPAIR BOOKCASE - LIBRARY	8 MAN HOURS	\$46.57	\$372.56
	1 LUMP	\$2,500.00	\$2,500.00
FINAL CLEAN-UP			
TOOL RENTAL, REPLACE INCIDENTAL MAT'L,			
	1 LUMP	\$4,000.00	\$4,000.00
ELECTRICAL, PER PATTON ELECTRIC	1 LUMP	\$36,772.52	\$36,772.52
HVAC & PLUMB., PER COLE PLUMB & HEAT	1 LUMP	\$83,120.44	\$83,120.44
			\$915,524.78
SUB-TOTAL			
SITE MOBILIZATION & PA ONE CALL	1 LUMP	\$800.00	\$800.00
INSURANCE, PERF. & PMT. BONDS & PERMITS	1 LUMP	\$3,000.00	\$3,000.00
PROJECT SUPERVISION 80 HR. X \$46.57	6 MONTH	\$1,862.00	\$11,172.00

BRE EL RESIDENCE

R.D. 1, BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION COST ESTIMATE

February, 2005

GLANCE ASSOCIATES, INC.

94 PILGRIM ROAD

PITTSBURGH, PA 15106

GEOTECH SERVICES FOR SOIL BEARING	1 LUMP	\$8,000.00	\$8,000.00
SITE OFFICE, PHONE, FAX	6 MONTH	\$1,000.00	\$6,000.00
SITE STORAGE TRAILER	6 MONTH	\$400.00	\$2,400.00
PORTA-JOHN	6 MONTH	\$85.00	\$510.00
DUMPSTER	6 MONTH	\$350.00	\$2,100.00
TEMPORARY UTILITIES - WATER & ELECTRIC	6 MONTH	\$300.00	\$1,800.00
TEMPORARY HEAT	3 MONTH	\$500.00	\$1,500.00
SITE PROTECTION (SAFETY FENCING)	1 LUMP	\$800.00	\$800.00
HAZARDOUS MAT. SURVEY TO BE COMPLETED	1 LUMP	\$0.00	\$0.00
MOVE FURNISHINGS TO STORAGE	1 LUMP	\$1,500.00	\$1,500.00
TEMPORARY STORAGE OF HOUSE FURNISHINGS	6 MONTH	\$250.00	\$1,500.00
TEMPORARY HOUSING FOR OCCUPANTS	6 MONTH	\$650.00	\$3,900.00
UTILITIES AT TEMPORARY HOUSING	6 MONTH	\$200.00	\$1,200.00
MOVE FURNISHINGS FROM STORAGE TO HOUSE	1 LUMP	\$1,500.00	\$1,500.00
EXTERIOR			

BRESEL RESIDENCE

R.D. 1, BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTIO POST ESTIMATE

February, 2005

GLANCE ASSOCIATES, INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

SCAFFOLDING FOR EXTERIOR WORK - INSTALL & REMOVE, 1 MONTH		1 MONTH		\$8,000.00	\$8,000.00
SCAFFOLDING FOR EXTERIOR WORK - EACH ADDITIONAL MONTH		2 MONTH		\$850.00	\$1,700.00
ROOF DECKING & FRAMING REPAIRS	1156 SQ. FT.			\$6.50	\$7,514.00
REPLACE METAL ROOF	1156 SQ. FT.			\$12.50	\$14,450.00
REPLACE FLAT ROOFS	0 SQ. FT.			\$17.50	\$0.00
REPAIR GUTTERS & DOWNSPOUTS	64 LIN. FT.			\$15.00	\$960.00
RESTORE/REPLACE EXT. STUCCO	54 MAN HRS.			\$46.57	\$2,514.78
STONE & STUCCO MATERIALS	1 LUMP			\$2,200.00	\$2,200.00
PAINT EXTERIOR - LABOR	86 MAN HOURS			\$46.57	\$4,005.02
PAINT EXTERIOR - MATERIALS	1 LUMP			\$500.00	\$500.00
ADJUST & PAINT STEEL CASEMENT WINDOWS					\$0.00
REMOVE, RESET, PAINT, ALL WINDOWS					
TEMPORARY ENCLOSURE WINDOWS & DOORS	8 EACH			\$525.00	\$4,200.00
RECAULK WINDOWS	7 EACH			\$100.00	\$700.00
	7 EACH			\$60.00	\$420.00
NEW GARAGE DOORS & OPENERS	1 EACH			\$950.00	\$950.00

BRE' EL RESIDENCE

R.D. 1, BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTIO POST ESTIMATE

February, 2005

GLANCE ASSOCIAT INC.

94 PILGRIM ROAD

PITTSBURGH, PA 15106

STRUCTURAL					
JACK & LEVEL HOUSE		1 LUMP		\$8,500.00	\$8,500.00
REPLACE FOOTING		44 LIN. FT.		\$85.00	\$3,740.00
FOUNDATION WALL REPAIRS		34 LIN. FT.		\$125.00	\$4,250.00
REPAIR WOOD BEAM @ MASONRY POCKET 1ST & ROOF					
		50 EACH		\$225.00	\$11,250.00
NEW W4X13 STEEL BEAMS		4 EACH		\$850.00	\$3,400.00
REPAIR ROOF RAFTERS		15 EACH		\$85.00	\$1,275.00
REPAIR FRAMING CONNECTIONS		50 EACH		\$125.00	\$6,250.00
NEW 3 X 3 COLUMN FOOTING		2		\$875.00	\$1,750.00
REMOVE/RESET MECH. EQUIP.					\$0.00
REPLACE CONC. FL. SLAB, BASEMENT					
					\$0.00
					\$0.00
REFIT COVE MOLDING, PAINT					\$0.00
REPAIR BASEMENT STAIR		10 EACH		\$45.00	\$450.00
REPAIR FRONT STAIR		10 MAN HOURS		\$46.57	\$465.70
CEILING REPAIRS, PAINT					\$0.00
REMOVE/RESET DOORS & FRAMES		36 EACH		\$250.00	\$9,000.00
INTERIOR WALL PATCH & PAINT		75 MAN HOURS		\$46.57	\$3,492.75

BREITEL RESIDENCE

R.D. BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION POST ESTIMATE

February, 2005

GLANCE ASSOCIATES INC.

94 PILGRIM ROAD

PITTSBURGH, PA 15106

WALLPAPER REPAIR & REPLACE						\$0.00
REMOVE, RESET, PAINT BASEBOARDS		200 LIN.FT.			\$3.50	\$700.00
INTERIOR PAINT - MATERIALS		1 LUMP			\$650.00	\$650.00
INTERIOR TRIM REPAIR & PAINT		24 LIN.FT.			\$35.00	\$840.00
WOOD & VINYL FLOORS, CLEAN & WAX						
		800 SQ.FT.			\$1.50	\$1,200.00
SUBFLOOR REPAIRS		1 LUMP			\$350.00	\$350.00
CARPET, CLEAN DEODORIZE		250 SQ.FT.			\$6.40	\$1,600.00
REPLACE VINYL FLOORING		75 SQ.FT.			\$6.40	\$480.00
REMOVE/RESET KITCHEN EQUIPMENT & FIXTURES		34 MAN HOURS			\$46.57	\$1,583.38
MISCELLANEOUS CARPENTRY REPAIRS						
		1 LUMP			\$650.00	\$650.00
FINAL CLEAN-UP						\$0.00
ELECT REPAIRS/ REPLACEMENT		80 MAN HOURS			\$46.57	\$3,725.60
ELECTRICAL MATERIAL		1 LUMP			\$1,800.00	\$1,800.00
TOOL RENTAL, REPLACEMENT, INCIDENTAL MATER.		1 LUMP			\$1,500.00	\$1,500.00
SUB-TOTAL						\$117,016.23
						\$0.00
						\$0.00
						\$0.00

BRE EL RESIDENCE

R.D. 1, BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTIO POST ESTIMATE

February, 2005

GLANCE ASSOCIAT INC.

94 PILGRIM ROAD

PITTSBURGH, PA 15106

LEVEL STRUCTURE, SECURE TO NEW FOUNDATION		48 MAN HOURS		\$46.57	\$2,235.36
REPLACE DAMAGED WOOD FRAMING AND SIDING					
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS		84 MAN HOURS		\$46.57	\$3,911.88
SUB-TOTAL		1 LUMP		\$3,000.00	\$3,000.00
					\$28,643.56
LOG HOUSE					
MOVE FOR FOUNDATION WORK		1 LUMP		\$4,500.00	\$4,500.00
REPLACE CONCRETE FLOOR		110 SQ. FT.		\$9.00	\$990.00
NEW FOOTING AND FOUNDATION		40 LIN. FT.		\$85.00	\$3,400.00
REPLACE STRUCTURE ON NEW FOUNDATION					
		1 LUMP		\$5,250.00	\$5,250.00
REPLACE DAMAGED WOOD		60 MAN HOURS		\$46.57	\$2,794.20
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS					
SUB-TOTAL		1 LUMP		\$1,500.00	\$1,500.00
					\$18,434.20
PIG PEN					
JACK UP FOR FOUNDATION WORK		28 MAN HOURS		\$46.57	\$1,303.96
WINCH FRAMING PLUMB		32 MAN HOURS		\$46.57	\$1,490.24

BREXTEL RESIDENCE

R.D. BOX 135
 FORNEY HOLLOW ROAD
 SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTIO POST ESTIMATE

February, 2005

GLANCE ASSOCIATION INC.
 94 PILGRIM ROAD
 PITTSBURGH, PA 15106

REINFORCE AND SECURE FRAMING CONNECTIONS	20 MAN HOURS	\$46.57	\$931.40
REMOVE CONCRETE FLOOR	1 LUMP	\$400.00	\$400.00
NEW FOOTING AND FOUNDATION	50 LIN. FT.	\$110.00	\$5,500.00
LEVEL STRUCTURE, SECURE TO NEW FOUNDATION	32 MAN HOURS	\$46.57	\$1,490.24
REPLACE DAMAGED WOOD FRAMING AND SIDING	26 MAN HOURS	\$46.57	\$1,210.82
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS	1 LUMP	\$1,600.00	\$1,600.00
SUB-TOTAL			\$13,926.66
SHEEP SHED			
JACK UP FOR FOUNDATION WORK	38 MAN HOURS	\$46.57	\$1,769.66
WINCH FRAMING PLUMB	44 MAN HOURS	\$46.57	\$2,049.08
REINFORCE AND SECURE FRAMING CONNECTIONS	40 MAN HOURS	\$46.57	\$1,862.80
NEW COLUMN FOOTINGS	5 EACH	\$650.00	\$3,250.00
NEW FOOTING AND FOUNDATION	81 LIN. FT.	\$110.00	\$8,910.00
LEVEL STRUCTURE, SECURE TO NEW FOUNDATION	40 MAN HOURS	\$46.57	\$1,862.80

BRE EL RESIDENCE

R.D. 1, BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION COST ESTIMATE

February, 2005

GLANCE ASSOCIATES, INC.

94 PILGRIM ROAD

PITTSBURGH, PA 15106

REPLACE DAMAGED WOOD FRAMING AND SIDING		56 MAN HOURS	\$46.57	\$2,607.92
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS				
	1 LUMP		\$3,200.00	\$3,200.00
SUB-TOTAL				\$25,512.26
HORSE BARN				
JACK UP FOR FOUNDATION WORK				
	44 MAN HOURS		\$46.57	\$2,049.08
WINCH FRAMING PLUMB				
	52 MAN HOURS		\$46.57	\$2,421.64
REINFORCE AND SECURE FRAMING CONNECTIONS				
	40 MAN HOURS		\$46.57	\$1,862.80
NEW COLUMN FOOTINGS				
	11 EACH		\$650.00	\$7,150.00
NEW FOOTING AND FOUNDATION				
	95 LIN. FT.		\$110.00	\$10,450.00
LEVEL STRUCTURE, SECURE TO NEW FOUNDATION				
	52 MAN HOURS		\$46.57	\$2,421.64
REPLACE DAMAGED WOOD FRAMING AND SIDING				
	62 MAN HOURS		\$46.57	\$2,887.34
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS				
	1 LUMP		\$2,600.00	\$2,600.00
SUB-TOTAL				\$31,842.50
CHICKEN HOUSE				
JACK UP FOR FOUNDATION WORK				
	28 MAN HOURS		\$46.57	\$1,303.96

BRENNEL RESIDENCE

R.D. BOX 135
 FORNEY HOLLOW ROAD
 SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTIC POST ESTIMATE

February, 2005

GLANCE ASSOCIATES INC.
 94 PILGRIM ROAD
 PITTSBURGH, PA 15106

WINCH FRAMING PLUMB	24 MAN HOURS	\$46.57	\$1,117.68
REINFORCE AND SECURE FRAMING CONNECTIONS	32 MAN HOURS	\$46.57	\$1,490.24
NEW FOOTING AND FOUNDATION	56 LIN. FT.	\$110.00	\$6,160.00
LEVEL STRUCTURE, SECURE TO NEW FOUNDATION	34 MAN HOURS	\$46.57	\$1,583.38
REPLACE DAMAGED WOOD FRAMING AND SIDING	48 MAN HOURS	\$46.57	\$2,235.36
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS	1 LUMP	\$2,800.00	\$2,800.00
SUB-TOTAL			\$16,690.62
			\$1,181,662.01
Overhead & profit 10% + 10%			\$236,332.40
			\$1,417,994.41